



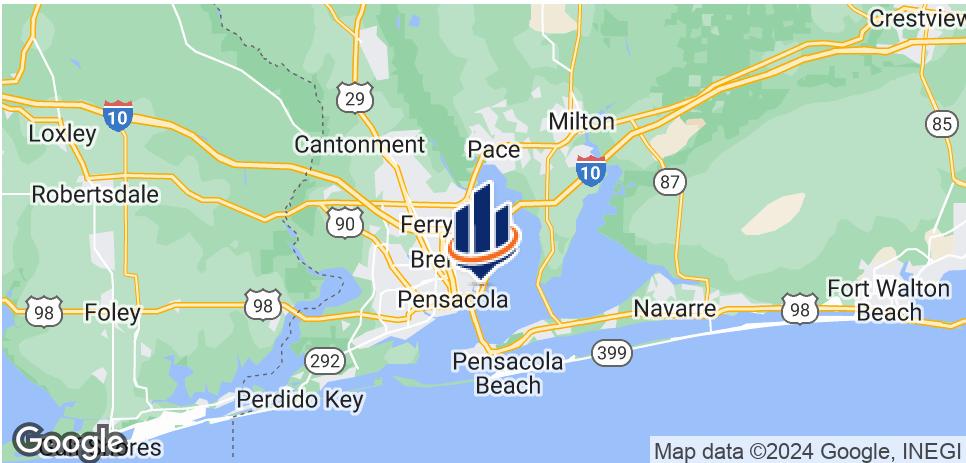
# 1090 SCENIC HIGHWAY

PENSACOLA, FL 32503

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**Michael Carro, CCIM**  
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# Property Summary



## OFFERING SUMMARY

Space Available	1,670 SF
Lease Type :	NNN
Building Size:	5,933
Zoning:	R-2
Price / SF:	\$15.00
Price/Month:	\$2087.50

## PROPERTY OVERVIEW

This is a 1,670 +/- SF office space located off of Scenic Highway across from Apple Market and CVS Pharmacy. It has high visibility from Scenic Highway and includes a nice parking area for the office tenants/customers. This is a two-tenant building with the other tenant being Healthsource

## PROPERTY HIGHLIGHTS

- High Traffic Count - 17,500 AADT
- Prime Road Frontage
- Good Visibility
- Dedicated Parking Lot
- Newly renovated
- Vanilla Shell
- Good Signage

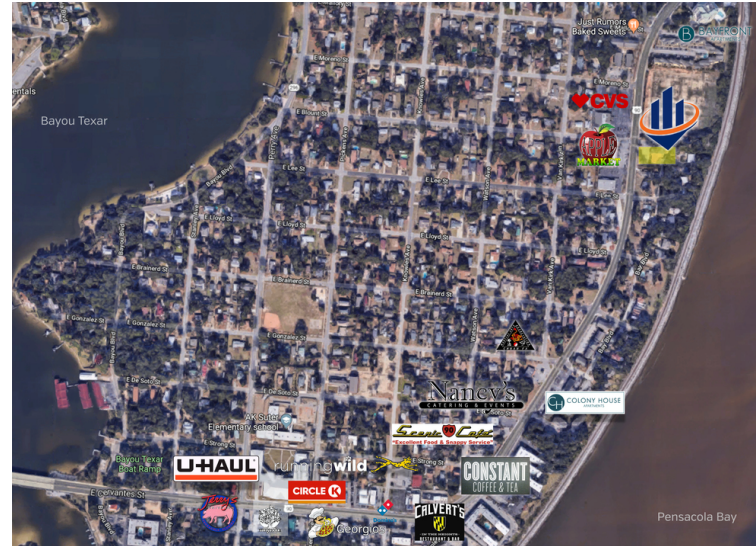


# Exterior Photos





# Site/Location Details



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# Road Frontage





# Interior Photos

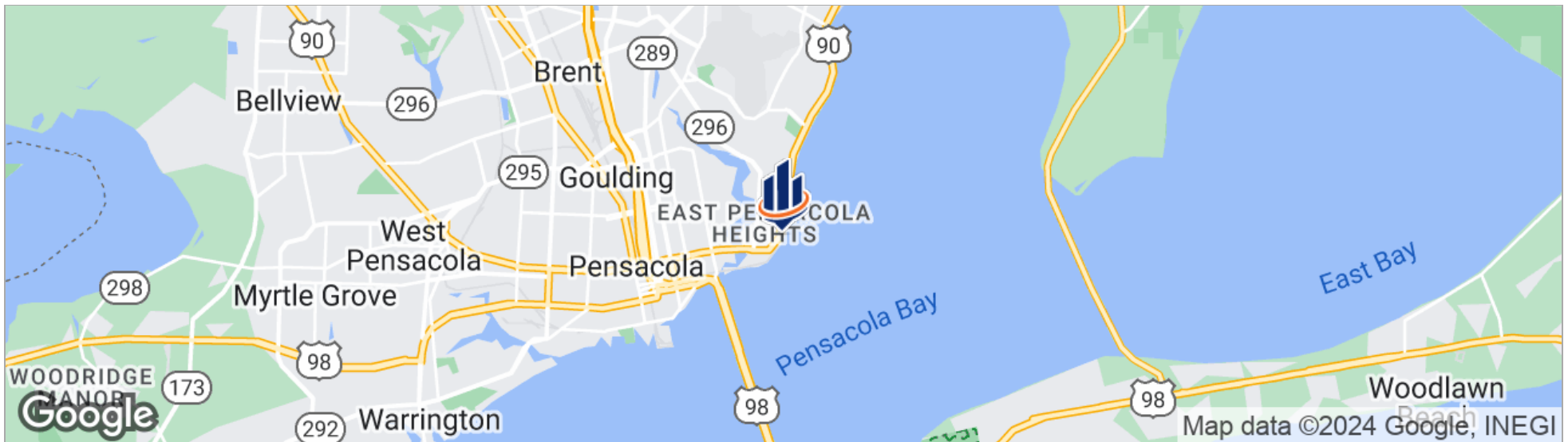




# Additional Photos

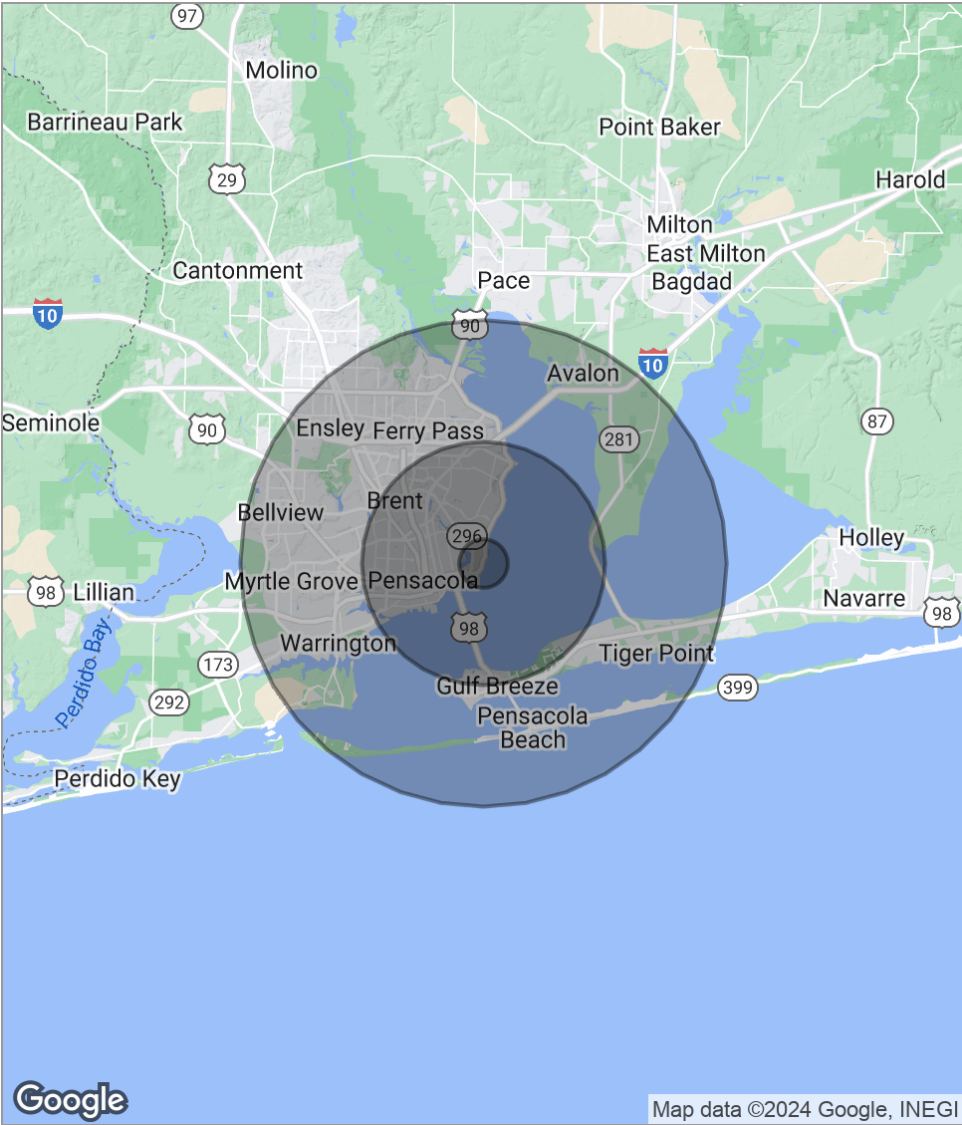


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,232	81,523	263,175
Median age	43.0	40.0	37.7
Median age (Male)	41.1	37.4	36.4
Median age (Female)	45.0	42.1	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,048	32,133	102,548
# of persons per HH	2.1	2.5	2.6
Average HH income	\$79,215	\$63,808	\$57,921
Average house value	\$282,666	\$290,026	\$224,969

\* Demographic data derived from 2020 ACS - US Census

# Michael Carro, CCIM



## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He was the Top Producer for SVN | SouthLand Commercial in 2014. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN  
2016 #3 Top Producer in the USA for SVN  
2016 NAIOP Broker Deal of the Year Award Winner

### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Hosts "The Restaurant Realty Show" weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

- Graduated from the University of Arizona with a BS in Business Administration
- Member of the Alpha Tau Omega fraternity
- Cheerleader for the University of Arizona from 1987 to 1990.

## MEMBERSHIPS

- President of Gallery Night Pensacola
- Board Member for the Downtown Improvement Board
- Former President of Pathways For Change, a faith based sentencing option for non-violent criminal offenders.
- Former President of the Northeast Pensacola Sertoma and "Sertoman of the Year" in 2012 and 2013.
- 2008 Received the National "President's Volunteer Service Award"